

(iii) *Highways.*

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The following proposals have been taken up for consideration :—

- (1) Construction of a new bridge across Chidambaram in mile 0/6-7 of Cuddalore-Chidambaram road.
- (2) Strengthening of the bridge at mile 0/5-6 of Cuddalore-Chidambaram road.
- (3) Widening of road from Cuddalore N.T. to Cuddalore O.T.
- (4) Completion of the cement concreting certain lines in Vriddhachalam Panchayat.
- (5) Widening of bridge at mile 37/8 of Cuddalore-Vriddhachalam road.
- (6) Construction of bridge across Pennar on Vikravandi Lower Anicut Road and widening and reconstructing weak culverts.
- (7) Improving Villupuram and Mambalapet road.
- (8) Alignment for formation of Karasamur road.
- (9) Construction of bridge across Gadilam in Ulundurpet-Tiruvannainallur road.
- (10) Improvement to Elavanasur-Assanur road and black-topping.

## APPENDIX III.

[Vide answer to starred question No. 45 asked by Sri S. Lazar at the meeting of the Legislative Assembly held on 21st April 1959, page 84 supra.]

*Clause (a) of the question.*—The following subjects were considered by the Housing Ministers' Conference held at Darjeeling in October 1958 :—

*I. Review of action taken on the Recommendations of the last Conference.*

*II. Subsidised Industrial Housing Scheme—*

(a) Review of progress ;

(b) measures necessary to ensure that the houses built by State Governments under the Scheme are duly occupied by eligible Industrial Workers ;

(c) providing minimum of two-roomed in lieu of one roomed houses under the Scheme ;

(d) measures necessary to accelerate progress in the construction of houses against approved projects ;

(e) need to formulate further projects to utilise the provision made in the State's Second Five-Year Plan under the Scheme ;

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(f) pro forma for compiling returns for adjustment of financial assistance under the new procedure.

### III. Low Income Group Housing Scheme—

(a) Review of progress;

(b) pro forma for compiling returns for adjustment of financial assistance under the new procedure.

### IV. Slum Clearance Scheme—

(a) Review of progress;

(b) measures necessary to accelerate acquisition and development of slum areas;

(c) measures necessary to accelerate construction activity against projects already approved;

(d) taking over slum improvement programmes along with slum clearance programmes, and defining its scope;

(e) providing minimum of two-roomed in lieu of one-roomed houses under the Scheme;

(f) need to formulate further project to utilise the provision made in the States' Second Five-Year Plan under the Scheme;

(g) pro forma for compiling returns for adjustment of financial assistance under the new procedure.

### V. Plantation Labour Housing Scheme—

(a) Review of progress;

(b) difficulties in implementation—question of security from Planters;

(c) measures necessary to accelerate progress;

(d) pro forma for compiling returns for adjustment of financial assistance under the new procedure.

### VI. Village Housing Projects Scheme—

(a) Review of progress;

(b) location of rural housing cells;

(c) legislation for compulsory demolition of structures;

(d) regulation of building activity and maintenance of services;

(e) acquisition and development of land;

(f) security for loans given to villagers;

(g) water-supply and sanitation;

(h) housing of Backward Classes and handloom weavers;

(i) provision of open developed plots under the Scheme on the lines of the Slum Clearance Scheme;

(j) sources of revenue for the Village Panchayat;



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(k) co-ordination of Rural Housing activities at the State level;

(l) pro forma for compiling returns for adjustment of financial assistance under the new procedure.

#### VII. *Middle Income Group Housing Scheme.*

#### VIII. *Establishment of Housing Boards in the States.*

#### IX. *Acquisition of land for Housing programmes.*

#### X. *Administrative machinery for ensuring co-ordinated formulation and implementation of Housing Programmes.*

*Clause (b) of the question.*—The following are the important recommendations made at the Conference :—

##### *Subsidised Industrial Housing Scheme.*

The conference was of the view that unless the employers could be persuaded to co-operate in the matter of building tenements for their workers, a measure of compulsion such as requiring employers to build a percentage of houses for their workers every year or a compulsory levy per worker per month to be recovered from the employer, has to be enforced. The conference expressed the hope, that the employers will be persuaded to take advantage of the liberal terms now offered under the scheme and recommended that the results should be watched for a year and the matter of enforcing compulsion should come up for review at the next annual conference.

##### *Low Income Group Housing Scheme.*

The conference observed that good progress had been made under the Low Income Group Housing Scheme. It was of the view that provision of developed land at a reasonable price would accelerate the pace of construction and therefore recommended that the State Government should spend a substantial portion of the allocated funds on the acquisition and development of land. It was also recommended, that developed land might be given on a no-profit no-loss basis or on a leasehold basis instead of outright sale, and that the State Government should make suitable provisions in their plans for construction of houses for Government employees in addition to and distinct from the provision made under the Housing Schemes of Government of India.

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*Slum Clearance/Improvement Scheme.*

The Conference recommended—

(i) that the quantum of Central subsidy should be increased from 25 per cent to 37-1/2 per cent so that the total subsidy given by the State and Central Governments is increased from the existing 50 per cent to 62-1/2 per cent of the approved cost of the project; and

(ii) that the State Government—

(a) should take full advantage of the amendment made to Article 31 of the Constitution and accelerate proceedings for passing of enabling legislation for acquisition of slum areas and land for rehousing of slum dwellers on payment of reasonable compensation;

(b) should consider, where necessary, the desirability of entrusting the entire work relating to clearance of slums and provision of slum services to a high powered co-ordinating committee; and

(c) should utilise the services of voluntary organisations for securing co-operation and active participation of the slum dwellers in the Slum Clearance Improvement Programmes.

*Plantation Labour Housing Scheme.*

The conference approved in principle the proposal of the Government of India, for the establishment of a *Pool Guarantee Fund* in each State which could serve as a collateral security for grant of loans to planters under the scheme, and recommended that necessary details should be worked out by the Government of India.

*Village Housing Projects Scheme.*

The conference recommended that the scheme should be modified to provide—

(i) for the grant of short-term loans to State Governments for the acquisition and development of land in the selected villages; and

(ii) for open developed plots for poorer sections of the Village Community on more or less the same lines as laid down in the Slum Clearance Scheme.

The conference also recommended that a special committee should be set up at the State level consisting of representatives of the different departments concerned specifically to ensure co-ordinated development of these villages.



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*Middle Income Group Housing Scheme.*

The conference approved the tentative scheme proposed by the Government of India, subject to the following important modifications :—

(i) The benefit of the scheme should be restricted to persons whose income is above Rs. 6,000 per annum but, does not exceed Rs. 12,000 per annum, and

(ii) The total cost of the house exclusive of cost of land should not exceed Rs. 20,000.

*Establishment of Housing Boards in the States.*

The conference recommended that the Central/State Governments should consider passing the necessary legislation empowering them to set up Housing Boards in the Union Territories/respective States which will be responsible for the construction and management of housing estates as also for financing of house building activities in the Union Territories and States.

*Acquisition of land for Housing Programmes.*

The conference stressed the vital need for the speedy and bulk acquisition and development of land for undertaking large scale construction programmes under the various housing schemes, and recommended that the State Government should be allowed to earmark for the purpose, a substantial portion of their existing plan allocations under Low Income Group Housing and Subsidised Industrial Housing Scheme.

The conference also recommended that the land acquisition statutes should be suitably modified to cut out delays and payment of excessive acquisition costs.

*Administrative machinery for ensuring co-ordinated formulation and implementation of Housing programmes.*

The conference recommended that the State Government should take steps to set up—

(a) full-fledged Departments or Boards to deal with all housing, slum clearance, slum improvement and town and country planning schemes and vest them with adequate powers for expeditious implementation of the projects formulated under various Housing Schemes; and

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(b) an adequate organization for formulation, technical scrutiny and vetting of projects to be implemented under the various Housing Schemes.

*Clauses (c) and (d) of the question.*—The attention of the Member is invited to the recommendations made by the Conference under the Subsidized Industrial Housing Scheme, which is embodied in the answer to clause (b) of the question. It may be stated in this connection that a conference of the representatives of workers and employers was held in 1958, at which it was decided that employers should construct houses for 4 per cent of their workers by 1st September 1959. The employers have also been requested to send some progress reports by beginning of March 1959 and the position will be reviewed then.

#### APPENDIX IV.

[Vide answer to starred question No. 52 asked by Sri S. Lazar at the meeting of the Legislative Assembly held on 21st April 1959, page 93 supra.]

#### *Statement.*

The Nadhagoundanpudur Joint Farming Society is functioning from 13th June 1957. Under the scheme, 105.46 acres owned by 20 small holders have been pooled for joint cultivation. There are at present 28 members with a share capital of Rs. 455.

The Government have sanctioned (i) an interest-free loan of Rs. 28,500 for the following purposes:—

- (1) Rs. 2,000 for sinking two trial borings;
- (2) Rs. 19,500 for sinking two big irrigation wells; and
- (3) Rs. 7,000 for the purchase of three electric motors, pumpsets and pipe lines.

(ii) The Government have guaranteed the repayment of a loan not exceeding Rs. 33,000 to be advanced by the Coimbatore Co-operative Central Bank for cultivation expenses.

(iii) They have sanctioned the free services of a Senior Inspector to work as Manager of the society.

Out of the interest-free loan of Rs. 7,000 sanctioned for the purchase of three pumpsets, the society has purchased two pumpsets, costing Rs. 4,220. The society has completed almost one well and has installed a pumpset to it. The work in the second well is in progress. The society has spent a sum of Rs. 14,400.

The society has taken a medium-term loan of Rs. 12,600 and a cash credit loan of Rs. 10,000 from the Co-operative Central Bank.